MINUTES
REGULAR COUNCIL COMMITTEE MEETING
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
Tuesday, October 13, 2026
11:00 am
Council Chambers

Present: Reeve Rick Lemire, Deputy Reeve Tony Bruder, Councillors John MacGarva, Jim Welsch, and Dave Cox.

Staff: CAO Roland Milligan, Acting Director of Corporate Services Brendan Schlossberger, Utilities & Infrastructure Manager David Desabrais, Public Works Manager Alan McRae, Development Officer Laura McKinnon and Executive Assistant Jessica McClelland.

Reeve Rick Lemire called the meeting to order, the time being 11:00 am.

1. Approval of Agenda

Councillor Dave Cox

Moved that the agenda for October 13, 2026, be approved as presented.

Carried

2. Delegations

a) Chinook Area Land Users Association (CALUA) and CAPTUS Generation Concerned Citizens Group (CGCC)

Stephan and Pia Blume, with CALUA, and Don and Maddie Hill, with CGCC, attended the meeting to express their concerns to Council about CAPTUS's potential proposal for a data centre in the Twin Butte area. About 60 residents also attended.

Maddie Hill led the discussion and PowerPoint presentation, discussing community opposition, technical details, and environmental impacts of a proposed large-scale data centre development at Drywood. Maddie said local landowners and residents oppose the proposed Drywood development because of concerns about scale, location, and cumulative impacts. She clarified that they are not against data centres but believe this project is inappropriate for the site. She emphasized the need for Council to consider the project's overall size and environmental effects.

Additional case study information on other data centres was also presented, showing that those in the study required continuous power, high-capacity fibre, cooling systems, and substantial land and infrastructure. The project is believed to occupy about 800 acres and require significant cooling water and infrastructure. The project's landscape is rural, with natural beauty and darkness that should be protected. Light pollution, noise, and low-frequency sound are major concerns because they affect the dark sky and wildlife. The visual footprint would impact scenic viewscapes and wildlife corridors.

The community group is asking Council to review the existing Land Use Bylaw to tighten approvals for data centres and address concerns such as noise protection, dark sky compliance, water and air quality safeguards, and reclamation responsibility. They emphasized the need for comprehensive assessments that consider cumulative impacts.

Council thanked the groups for their in-depth presentation and reminded them that it has not received an application from CAPTUS. Data centres are currently classified as "Direct Control" in the Land Use Bylaw, which gives Council greater oversight of a project. The public will have opportunities to provide input on a project of this size. CGCC said its website, with more information for interested members of the public, would go live later today.

Members of CALUA, CGCC, and members of the public left the meeting at 11:29 am.

3. Closed Session

Councillor John MacGarva

Moved that Council move into closed session to discuss the following, the time being 11:32 am.

a) Heritage Acres – ATIA Sec. 19.1
b) Regional Drought Project Assessment – ATIA Sec. 29.1
c) Draft Capital Budget – ATIA Sec. 29.1

Carried

Councillor John MacGarva

Moved that Council move out of closed session, the time being 2:32 pm.

Carried

4. Round Table

- Concerns on road bans and ticketing
- Concern about a road being built
  - Was on private land, with all permissions
- Council would like update on Curling Club
  - Will be added to closed session of Council meeting

5. Adjournment

Councillor Dave Cox

Moved that the committee meeting adjourn at 2:56 pm.

Carried

REEVE

CHIEF ADMINISTRATIVE OFFICER